

TRANSACTIONS IN THE REAL ESTATE MARKET

Montclair's Mayor Buys of Large Plot in the Dyckman Section.

SALE IN RESTRICTED ZONE

Buyer Gets Only Parcel on East 35th Street Not Covered by Covenant.

NEW MORTGAGE COMPANY.

A new corporation to be known as the National Bond and Mortgage Company, is in process of organization and will soon begin business in this city. The company will have a capital of \$1,000,000, and Public Service Commissioner William McCarron will be the president. Offices have been leased in 150 Broadway corner of Liberty street, from John G. Wendel.

BUNGALOWS ON SHREWSBURY ESTATE.

The Building and Engineering Company has decided to erect six bungalows on the Shrewsbury River estate taken from John J. Gibbons Thursday in exchange for the Twenty-fifth street mercantile building. The division of the plots and style of architecture will conform as far as possible with the plan of landscape gardening which has been gradually developed by Mr. Gibbons during the past ten years. It will be arranged that plots will have water front and be carefully restricted. The development will be known as the Shoreacres Estates.

FAULTY OWNERS INCORPORATE.

The Claremont Heights Property Owners Association of the Borough of the Bronx has just been incorporated at Albany. The directors include William D. Carroll, Edward Heffner, Charles R. Brown, Herman H. Budelman, John S. A. McAliffe, Thomas F. Cavanagh, John J. Healy, Louis S. Loitsch, Isaac H. B. Keating and Fred S. Langhirt.

MANHATTAN SALES.

SEAMAN AVENUE.—Mayor Ernest C. Hinck of Montclair, N. J., has bought a house on Seaman avenue and E. Crowley & Bros. from George Nash, a plot of about fifteen lots fronting on Seaman avenue and extending through to Prescott avenue, located about 50 feet south of 204th street, with frontages of 207 feet on Seaman avenue and 207 feet on Prescott avenue, and a boundary line of 317 feet. The property was held at \$45,000 in exchange. Mayor Hinck gave it to Mr. Nash a new fourteen room house on plot 155X130, at the southwest corner of Eagle Rock Way and Melrose avenue, Montclair, N. J. This property was held at \$45,000. Mr. Nash will occupy the house.

EAST 35TH STREET.—Pease & Elliman have sold for Mrs. Lundy S. Waller a plot of land on the northeast corner of Lexington avenue, a four-story and basement dwelling, on lot 2034. The buyer will alter the house, putting in stores on the ground floor and apartments above. This is the only parcel on the block not affected by the Murray Hill restriction. Adjoining on the avenue is the residence of Dr. George Brodey, and the house to the east of the street is owned by Mrs. Styvesant Fish.

SEVENTH AVENUE.—Max Selonick has sold 1975 Seventh avenue, a five story flat, on plot 33X100, adjoining the southeast corner of 119th street.

WEST 137TH STREET.—Isaac Portman has bought from Lubin A. Michelson through Jacob Rosenthal 118 and 120 West 137th street, a five story flat, on plot 43X100, between Lenox and Central avenues.

WEST 137TH STREET.—C. E. Heitmann has sold for Max Lederer 224 West 137th street, a three story and basement dwelling, on plot 17X99.11, between Seventh and Eighth avenues.

SALES IN THE BRONX.

EAST 136TH STREET.—Harris & Mandelbaum have resold to the Kramer Construction Company the plot on the south side of 137th street, 100 feet east of Brook avenue. The buyer will erect on the site a six story tenement.

VERIO AVENUE.—Paul A. McGolrick has resold for Joseph B. Peck the seven two family houses on plot 100X100 irregular at the northeast corner of Verio and 23rd street.

CONCORD AVENUE.—Alfred M. Bau has purchased the southeast corner of Concord avenue and 151st street, a plot containing seven lots. No immediate improvement is contemplated.

LOTS SOLD AT KENSINGTON.

Rothert-Finkley Company has sold to Benjamin Smith of Manhattan a plot on the north side of Archdale road, 302 feet east of West drive, Kensington, Great Neck on which the purchaser will erect a house for his own occupancy in the spring.

BROOKVILLE ACREAGE SOLD.

The Shields Company has sold for Henry Thompson to an investor a tract of forty acres located at Brookville, L. I., not far from the Piping Rock Club. The property is surrounded by the estates of C. J. Hudson, Col. Dyer, Mrs. C. Dillon Dwyer and others.

RECENT BUYERS.

John T. Budreau of Philadelphia is the buyer of the vacant plot at 60 to 64 East Eighth street, the sale of which by James H. Miller and W. W. Fuller was reported yesterday. John J. Kavanaugh was the broker. Mr. Budreau will erect an apartment house on the site.

Phoebe Beers is the buyer of the dwelling at 105 West 148th street, the sale of which by W. J. Huston & Son and Moses Schutte & Co. for Dr. Leonidas A. Adams was reported yesterday.

Frankland & Foye are the buyers of the six story apartment at 516 and 518 West 14th street, sold recently.

TRANSACTIONS RECORDED.

TRANSFERS.

(With name and address of owner and attorney. When attorney's name is omitted address parts of name in parentheses.)

Downtown.

(South of Fourteenth street)

KING ST. 34, a s. 25x100—Francis Cava-
niello, Maddalena Cavagnaro, 34 King
St., Sept. 24, to C. Capra, 93 Nassau St.
East Side.

13TH ST. 41, E. s. a. 25x2—Filomeno
Costa, 25x4, 4th av., mg. 100,000.
Hwy. 14th St., Sept. 24, to James J. Kavan-
nah, Young, to St. Gabriel's Con-
vent, 116 Nassau St., Sept. 24, atty. Jas-
per Phillips, Sept. 24.

13TH ST. 42, E. s. a. 25x100—John
H. St. 20, to James J. Kavanah, Young,
to St. Gabriel's Convent, 116 Nassau St.,
Sept. 24, atty. Jasper Phillips, Sept. 24.

13TH ST. 52, E. s. a. 25x100—Elijah Mu-
rphy, 25x4, 4th av., mg. 100,000.
Hwy. 14th St., Sept. 24, atty. Jasper Phillips,
Sept. 24.

13TH ST. 53, E. s. a. 25x100—Samuel
M. St. 20, to James J. Kavanah, Young,
to St. Gabriel's Convent, 116 Nassau St.,
Sept. 24, atty. Jasper Phillips, Sept. 24.

13TH ST. 54, E. s. a. 25x100—John
H. St. 20, to James J. Kavanah, Young,
to St. Gabriel's Convent, 116 Nassau St.,
Sept. 24, atty. Jasper Phillips, Sept. 24.

13TH ST. 55, E. s. a. 25x100—Samuel
M. St. 20, to James J. Kavanah, Young,
to St. Gabriel's Convent, 116 Nassau St.,
Sept. 24, atty. Jasper Phillips, Sept. 24.

13TH ST. 56, E. s. a. 25x100—Samuel
M. St. 20, to James J. Kavanah, Young,
to St. Gabriel's Convent, 116 Nassau St.,
Sept. 24, atty. Jasper Phillips, Sept. 24.

13TH ST. 57, E. s. a. 25x100—Samuel
M. St. 20, to James J. Kavanah, Young,
to St. Gabriel's Convent, 116 Nassau St.,
Sept. 24, atty. Jasper Phillips, Sept. 24.

13TH ST. 58, E. s. a. 25x100—Samuel
M. St. 20, to James J. Kavanah, Young,
to St. Gabriel's Convent, 116 Nassau St.,
Sept. 24, atty. Jasper Phillips, Sept. 24.

13TH ST. 59, E. s. a. 25x100—Samuel
M. St. 20, to James J. Kavanah, Young,
to St. Gabriel's Convent, 116 Nassau St.,
Sept. 24, atty. Jasper Phillips, Sept. 24.

13TH ST. 60, E. s. a. 25x100—Samuel
M. St. 20, to James J. Kavanah, Young,
to St. Gabriel's Convent, 116 Nassau St.,
Sept. 24, atty. Jasper Phillips, Sept. 24.

13TH ST. 61, E. s. a. 25x100—Samuel
M. St. 20, to James J. Kavanah, Young,
to St. Gabriel's Convent, 116 Nassau St.,
Sept. 24, atty. Jasper Phillips, Sept. 24.

13TH ST. 62, E. s. a. 25x100—Samuel
M. St. 20, to James J. Kavanah, Young,
to St. Gabriel's Convent, 116 Nassau St.,
Sept. 24, atty. Jasper Phillips, Sept. 24.

13TH ST. 63, E. s. a. 25x100—Samuel
M. St. 20, to James J. Kavanah, Young,
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13TH ST. 65, E. s. a. 25x100—Samuel
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13TH ST. 67, E. s. a. 25x100—Samuel
M. St. 20, to James J. Kavanah, Young,
to St. Gabriel's Convent, 116 Nassau St.,
Sept. 24, atty. Jasper Phillips, Sept. 24.

13TH ST. 68, E. s. a. 25x100—Samuel
M. St. 20, to James J. Kavanah, Young,
to St. Gabriel's Convent, 116 Nassau St.,
Sept. 24, atty. Jasper Phillips, Sept. 24.

13TH ST. 69, E. s. a. 25x100—Samuel
M. St. 20, to James J. Kavanah, Young,
to St. Gabriel's Convent, 116 Nassau St.,
Sept. 24, atty. Jasper Phillips, Sept. 24.

13TH ST. 70, E. s. a. 25x100—Samuel
M. St. 20, to James J. Kavanah, Young,
to St. Gabriel's Convent, 116 Nassau St.,
Sept. 24, atty. Jasper Phillips, Sept. 24.

13TH ST. 71, E. s. a. 25x100—Samuel
M. St. 20, to James J. Kavanah, Young,
to St. Gabriel's Convent, 116 Nassau St.,
Sept. 24, atty. Jasper Phillips, Sept. 24.

13TH ST. 72, E. s. a. 25x100—Samuel
M. St. 20, to James J. Kavanah, Young,
to St. Gabriel's Convent, 116 Nassau St.,
Sept. 24, atty. Jasper Phillips, Sept. 24.

13TH ST. 73, E. s. a. 25x100—Samuel
M. St. 20, to James J. Kavanah, Young,
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13TH ST. 74, E. s. a. 25x100—Samuel
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13TH ST. 75, E. s. a. 25x100—Samuel
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13TH ST. 76, E. s. a. 25x100—Samuel
M. St. 20, to James J. Kavanah, Young,
to St. Gabriel's Convent, 116 Nassau St.,
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13TH ST. 77, E. s. a. 25x100—Samuel
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